REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar

Exe. Case No. 20/2023

RERA/CC/1198/2021

Viresh Nath ……Complainant/ Executant

Vs

M/s Narayan Realtech Pvt. Ltd. …..Respondent

Project: Vishnu Deo Palace

Present: For Complainant: In person
For Respondent: None

10/07/2026 **PROCEEDING**

Hearing taken up. The complainant/ executant is present in person. The respondent is absent.

The complainant/ executant, who is present in person, submits that despite a payment of more than 68% of the amount, the respondent has not handed over the possession. When enquired as to why he did not deposit the remaining amount, he submitted that he has tried to contact the Managing Director of the respondent company Mr. Lalan Sharma but he did not respond neither did he issue any demand for payment of the same.

It is clear that the respondent has not complied with the direction of the Authority passed in RERA/CC/1198/2021 and has neither handed over the possession of the flat in question bearing No.202 in the impugned project nor has raised any demand for payment of the remaining amount which the complainant is ready to pay as per his submission. When further enquired as to what is the present status of Flat No.202 i.e. whether Flat No.202 has been sold to any other person and any third party right has been created or whether it still remains unsold and vacant, the complainant, who is present in person, submits that he is not in the knowledge of the above fact but he will get the information from the concerned office of the Sub Registrar, Phulwari Sharif. He also requests for a direction to the Sub Registrar, Phulwari Sharif to provide necessary held and support to the complainant for getting the said information.

This Bench observes that a restriction has been imposed on sale of booked Flat No. 202 vide order dated 05.06.2026. Nevertheless the Bench would like to know whether any third party right has been created before restriction was imposed or not.

The complainant is directed to contact the office of the Sub Registrar, Department of Registration and Excise, Phulwari Sharif and get the information regarding the above. The Sub Registrar, Phulwari Sharif is directed to provide all possible help and support to the complainant in case he files an application for getting the abovesaid information regarding the same.

The complainant further submits that he has filed an F.I.R. against the respondent as the respondent has acted in a fraudulent manner and has kept the money with him for a long time without handing over of possession of the said flat to the complainant.

The respondent is given a last opportunity to comply with the directions of this Bench as given on 05.06.2026. Apart from the above, the respondent is also directed to issue a demand note to the complainant for payment of the amount within a period of 15 days from today and the complainant is directed to pay the said amount within another period of 15 days after getting the demand note from the respondent in case it is done so.

Put up this case on 14.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar